

173 Parkview Crescent W  
Bow Island, Alberta

MLS # A2194421

**\$419,900**



|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | NONE                               |               |                  |
| <b>Type:</b>     | Residential/Four Plex              |               |                  |
| <b>Style:</b>    | Bungalow                           |               |                  |
| <b>Size:</b>     | 1,070 sq.ft.                       | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Off Street, Single Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                          |               |                  |
| <b>Lot Feat:</b> | Corner Lot, Front Yard             |               |                  |

|                    |                                             |                   |     |
|--------------------|---------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Vinyl                                       | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                             | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                        | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | ICFs (Insulated Concrete Forms), Wood Frame | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | Poured Concrete, See Remarks                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Pantry                      |                   |     |

**Inclusions:** Garage Door Heater

BRAND NEW, low-maintenance living in the new Parkview Crescent with NO CONDO FEES and the additional bonus of a \$7500 property tax credit with the Town of Bow Island! Welcome to Parkview Crescent, Bow Island's newest subdivision, where modern design meets small-town comfort. This brand-new 1070 sq. ft. home is one unit in a JAYCO built four-plex, offering an efficient, low-maintenance lifestyle with no condo fees - perfect for seniors looking to downsize or young families starting out. Inside, the open-concept main floor features a bright living space with a stylish electric fireplace, a spacious kitchen and a dining area designed for easy living. With two bedrooms on the main floor, including a primary suite with a 4-piece ensuite, comfort and convenience come standard. Laundry can be on the main floor or in the basement, depending on your preference. This home also features: ICF Foundation for energy efficiency and durability, Attached heated single garage for year-round comfort, Undeveloped basement ready for your personal touch. You can move in and enjoy the ease of a brand-new home in a fantastic location. SELLER will include a \$10,000 appliance package with reasonable offers. Listed price does not include GST.